

## The Anchor and Buoy: A DST Investment Strategy for Your 1031 Exchange



DST Investors working with Kay Properties are able to utilize a blended anchor and buoy DST approach in an effort to potentially create an optimal level of portfolio and income stability as well as upside potential.\*



### What is an Anchor DST Investment?

An investment that is more fixed, with a lower degree of variability in monthly income potential like a long-term net leased property with a corporate-backed tenant. These types of anchor DST investments typically performed well during the Coronavirus pandemic, and other recessions.\*



### What is a Buoy DST Investment?

An investment that has the potential for increased income due to shorter term leases and seeking to pass inflationary pressures on to tenants. Buoy DST investments have the potential for increased appreciation potential due to Net Operating Income (NOI) growth. However, the monthly income potential may be negatively impacted in events like pandemics, recessions and geo-political times of turmoil.\*

**FedEx**  
Ground  
10-Year Net  
Lease DST

Multifamily  
Apartment  
Building DST



Self-Storage  
Facility DST

**Walgreens**  
Pharmacy  
Long-Term Net  
Lease DST

*\*Past performance is no guarantee of future results.*

*All real estate investments projected cash flows/appreciation/returns are never guaranteed as well as that a loss of invested principal is possible. The above example is a hypothetical example. All investor situations are different. Please speak with your CPA regarding your particular situation considering a sale or 1031 Exchange. Please read the entire Private Placement Memorandum (PPM) for a full discussion of the business plan and risk factors prior to investing. Securities offered through FNEX Capital, member FINRA, SIPC.*